

**Flat 1 Victoria House
Billing Road
NORTHAMPTON
NN1 5BL**

£165,000



- **GROUND FLOOR FLAT**
- **EN-SUITE**
- **ALLOCATED PARKING**
- **ELECTRIC HEATING**
- **CLOSE TO HOSPITAL AND STATION**

- **TWO DOUBLE BEDROOMS**
- **KITCHEN WITH APPLIANCES**
- **UPVC DOUBLE GLAZING**
- **WALKING DISTANCE INTO TOWN CENTRE**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented and spacious ground floor apartment, ideally situated within close proximity to Northampton town centre, Northampton General Hospital and the mainline railway station, offering direct services to London Euston in approximately one hour.

The accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, a spacious lounge/diner, a well equipped kitchen with integrated appliances, and a modern family bathroom.

Further benefits include UPVC double glazing, electric storage heating, allocated parking, and the advantage of no onward chain, making this an ideal purchase for first time buyers, investors, or those looking to downsize.

Entrance Hall

Enter via wooden door, cupboard housing hot water tank, further storage cupboard, storage heater.

Lounge / Dining Room

13'0" x 12'10" (3.98 x 3.92)

Two UPVC windows to front aspect, decorative coving, storage heater.

Kitchen

11'3" x 6'0" (3.44 x 1.84)

UPVC window to front aspect, a range of wall and base units with roll top work surfaces, integrated appliances to include double oven with hob and extractor over, fridge/freezer, washer/dryer, dishwasher, stainless steel one and a half sink and drainer, complimentary tiling.

Bedroom One

12'5" x 10'2" to wardrobes (3.81 x 3.10 to wardrobes)

UPVC window to the rear aspect, wardrobes to the length of one wall, storage heater.

En-Suite Shower Room

Obscure UPVC window to rear aspect, tiled shower cubicle, pedestal wash hand basin, low level wc, complimentary tiling, chrome heated towel rail.

Bedroom Two

11'3" x 8'2" (3.44 x 2.51)

UPVC window to front aspect, storage heater.

Bathroom

Panel bath with shower over, low level wc, pedestal wash hand basin, complimentary tiling, chrome heated towel rail.

Externally

Gardens And Parking

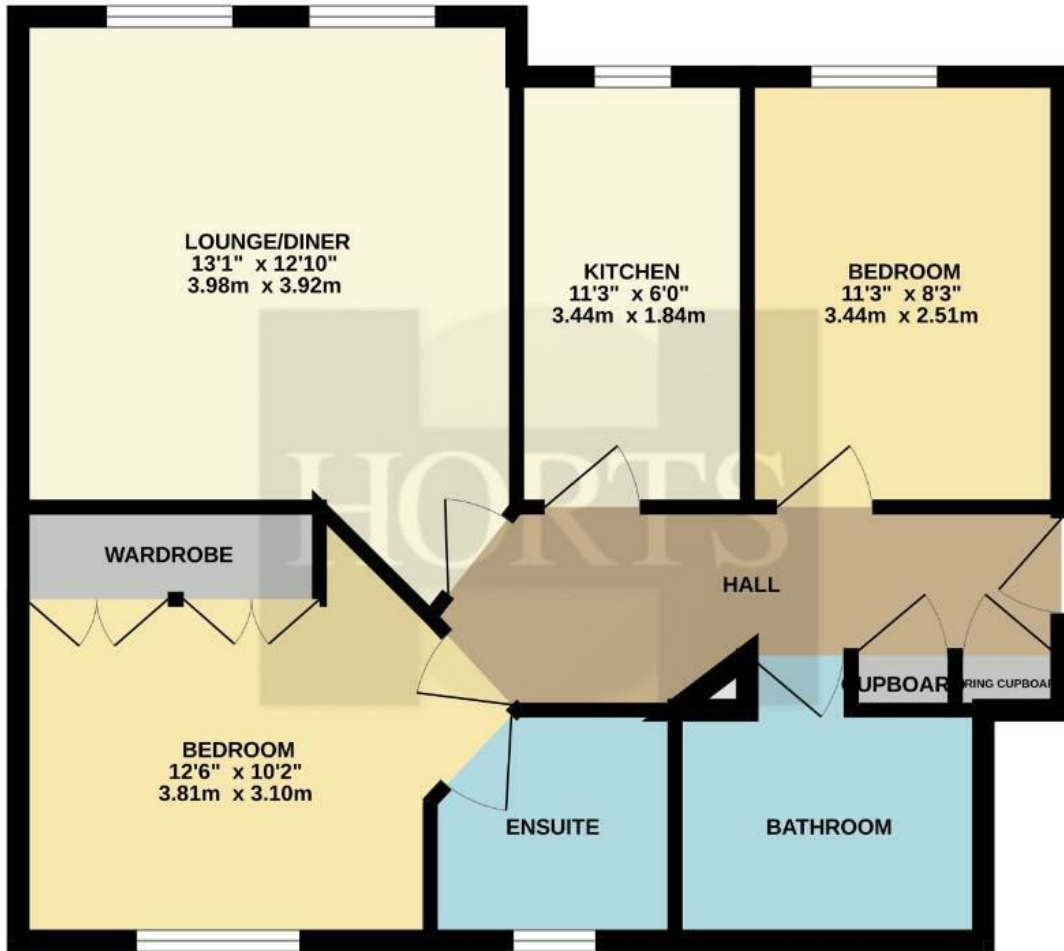
The property has communal gardens and an allocated parking space.

Agents Note

West Northamptonshire Council

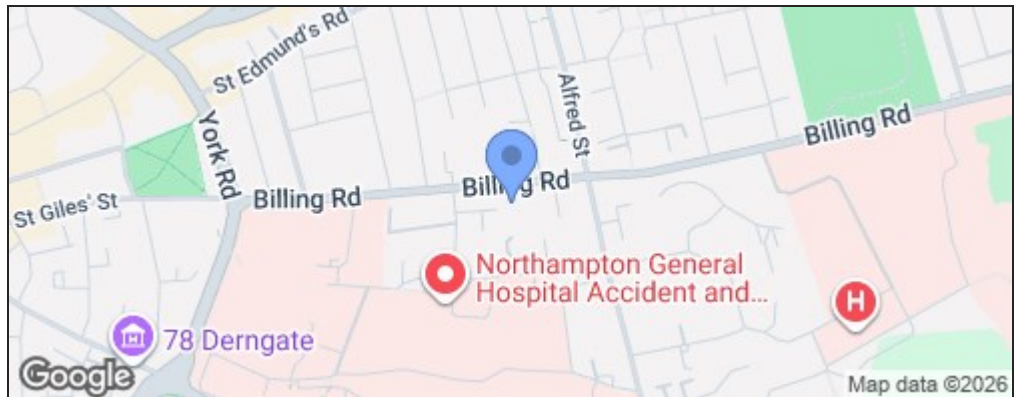
Council Tax Band: C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.